

BK 3300PG 029
Know All Men By These Presents.

That GERARD MICHAUD and CHERYL A. MICHAUD
32 Columbia Road
Waterville, Maine 04901

69-1-11✓

62-52

001658

in consideration of one dollar and other valuable considerations

paid by PAUL A. MICHAUD
17 Burnham St., Apt. 6D
So. Portland, Maine 04106

TRANSFER
TAX
PAID

the receipt whereof do hereby acknowledge, do hereby

give, grant, bargain, sell and convey unto the said PAUL A. MICHAUD, his

heirs and assigns forever,

~~xx certain lot or parcel of land~~

PARCEL ONE: A certain lot or parcel of land, with the buildings situated thereon, on Columbia Road in Waterville, Kennebec County, Maine, bounded and described as follows, to wit:

Starting at a stake placed at the intersection of the southerly line of Columbia Road with the westerly line of May Street as extended; thence to the west along the southerly line of Columbia Road a distance of one hundred (100) feet; thence to the south and keeping parallel with the westerly line of May Street a distance of fifty (50) feet; thence to the east and keeping parallel with the southerly line of Columbia Road a distance of one hundred (100) feet; thence to the north along the westerly line of May Street a distance of fifty (50) feet to the point of beginning.

This conveyance is made subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two family occupancy, together with private garage, for the use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows, are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than \$7,000.00. The garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however, household pets. No dwelling house shall be erected on any lot having less than 50 feet frontage on the street.

PARCEL TWO: A certain lot or parcel of land situated on the westerly side of May Street, in said Waterville, bounded and described as follows, to wit:

Starting at a point in the westerly line of May Street, which is the southwest corner of land formerly owned by Raymond P. White, which was conveyed to him by one Rancourt, which starting point is approximately 50 feet southerly from the intersection of the westerly line of May Street and the southerly line of Columbia Road; thence to the south along the westerly of May Street a distance of approximately 23.5 feet, which is one-half the distance between the southeast corner of land formerly owned by said White as conveyed to him by one Rancourt and the northeast corner of land now or formerly owned by one Turner as conveyed to him by one Duncan, at a point; thence at right angles and parallel to the southerly line of land formerly of said White a distance of 100

feet; thence at right angles a distance of approximately 23.5 feet to the southwest corner of land formerly owned by said White; thence to the east along the southerly line of land formerly of said White a distance of 100 feet to the point of beginning.

No building of any kind may be erected on the above-described land, unless said land when combined with other contiguous land owned by the same owner shall have a total square area of at least five thousand (5,000) sq. ft. and with fifty (50) feet or more frontage on the street in which event one dwelling and garage may be erected in accordance with the following restrictions on each lot having five thousand (5,000) square feet in area and with fifty (50) feet frontage on the street, to wit: One private dwelling house for one family occupancy, together with private garage for use by occupants of said house shall be erected upon such lot. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows, are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than \$6,000.00. The garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however, household pets.

BEING the same premises conveyed by Nathan R. Berkley and Patricia M. Berkley to Gerard Michaud and Cheryl A. Michaud by deed dated April 17, 1974, recorded in Kennebec County Registry of Deeds in Book 1718, Page 261.

joining in this deed as grantors, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands ~~and seal~~ this Twenty Fifth day of January in the year of our Lord one thousand nine hundred and eighty-eight

Signed, Sealed and Delivered

in presence of

Valerie A. Ames

Gerard Michaud

Gerard Michaud

Cheryl A. Michaud

Cheryl A. Michaud

State of Maine,

} ss.

January 25,

19 88

Personally appeared the above named

Gerard Michaud and Cheryl A. Michaud

and acknowledged the above

instrument to be their free act and deed.

Before me,

Linda P. Cooley
Notary Public

Linda P Cooley

Notary Public's Printed Name

Notary Public